

BY-LAW NUMBER 85-25

-of-

THE CORPORATION OF THE COUNTY OF BRANT

To further amend By-Law Number 61-16, being the Comprehensive Zoning By-Law for the County of Brant, as amended.

Matt Reniers & Associates, Agent on behalf of Edward Horsfall, Owner, 24 Elm Street

WHEREAS Section 34 of *The Planning Act* authorizes the council of the County of Brant to pass By-Laws restricting the use of land and the erecting, locating, or using of buildings or structures, for or except for such purposes as set out in the Comprehensive Zoning By-Law, including that the Comprehensive Zoning By-Law may be amended.

AND WHEREAS ZBA29-24-LG was received from Matt Reniers & Associates, agent on behalf of Edward Horsfall, owner of lands legally described as PART LOTS 11,12 & 13 W ELM STREET, in the geographic former Township of Paris, and municipally known as 24 Elm Street, County of Brant, proposing to amend the Comprehensive Zoning By-law for the County of Brant, being By-law 61-16 as amended.

AND WHEREAS the application to amend the Comprehensive Zoning By-Law for the County of Brant seeks to change the present zoning of 24 Elm Street from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision 43 (s-R2-43), in order to facilitate a residential addition on an existing lot of record with a 0 metre frontage, permit a reduced street setback, recognize the existing rear yard and interior side yard setbacks and recognize an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area.

AND WHEREAS this application to amend the Comprehensive Zoning By-Law for the County of Brant is in conformity with the policies of Official Plan for the County of Brant (2023).

AND WHEREAS the Council of the Corporation of the County of Brant recommended approval of this By-Law on July 8, 2025.

AND WHEREAS the Council of the Corporation of the County of Brant deems such an amendment to the County of Brant Zoning By-Law to be desirable for the future development and use of the lands.

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF BRANT HEREBY ENACTS AS FOLLOWS:

1. THAT Schedule 'A' of the Zoning By-Law 61-16, is hereby amended by changing the zoning of the subject lands from Special Policy Area, Residential Singles and Semis (s-R2) to Special Policy Area, Residential Singles and Semis with Site Specific provision 43 (s-R2-43).
2. THAT Section 8.4 Special Exceptions R2 Zone, is hereby amended by adding the following: R2-43

3. Notwithstanding any provision of this By-Law to the contrary, within any area zoned R2-43 on Schedule "A" hereto, the following site specific provisions shall apply:
- 1) Permit a residential addition on an existing lot of record with a 0 metre frontage, current access by way of Elm Lane.
 - 2) Permit a reduced street setback of 2.57 metre from Elm Lane, whereas 6.0 metre is required.
 - 3) Recognize the existing interior side yard setback of 0.6 metre, whereas 1.2 metre is required.
 - 4) Recognize the existing rear yard setback of 0.76 metre, whereas 6.0 metre is required.
 - 5) Permit an addition greater than fifty percent of the ground floor area of the existing residential building within a Special Policy Area, subject to obtaining a permit from the GRCA which demonstrates that the new habitable floor space is constructed no lower than the existing habitable floor space and flood proofed to the existing floor and/or opening elevation where feasible.
 - 6) All other provisions of the By-Law apply.
4. THAT this By-Law shall come into force and take effect on the day after the last day of appeal in compliance with the provisions of *The Planning Act*, R.S.O., 1990, as may be amended from time-to-time.

READ a first and second time, this 8th day of July 2025.

READ a third time and finally passed in Council, this 8th day of July 2025.

THE CORPORATION OF THE COUNTY OF BRANT

David Bailey, Mayor

Spencer Pluck, Deputy Clerk

Schedule 'A' of By-Law 85-25

